



91.17 acres/36.9 hectares with
potential for 262 acres/106 hectares
on Ronald W. Reagan Blvd.

Within minutes of shopping,
healthcare and employment centers

183-A is 2.5 miles/4 km west

Mixed Use/Estate Lot Concept Plan

Hill Country Views in Williamson
County

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**91.17 Acres/36.9 Hectares
The Parker 91**

Site 65

Property				
Total Acreage: 91.17 acres/36.9 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. B, C, F, G	
Location				
City: Leander Extra Territorial Jurisdiction (ETJ)			County: Williamson	
Address/Directions: Located on the south side of the San Gabriel River, 1.1 miles (1.8 kilometers) north of FM 2243 and 2.6 miles (4.1 kilometers) south of SH 29 on the east side of Ronald W. Reagan Blvd. Across from Kittie Hill Airport.				
Within City Limits: Yes and Extra-Territorial Jurisdiction (ETJ)			Distance from City Limits: Immediately West	
Distance to US Highways: 2.5 miles/4 kilometers Distance to Interstate Highways: 10 miles/16 km			Type of Zoning: Single-Family (transitional)	
General Site Information				
Previous Use of Site: Open Land		General Condition: Good		Dimensions: 3,200 x 1,750 feet/975 x 533 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable 1 to 30 percent slopes			Shrink/Swell Capacity: Low to moderate with a moderate to high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Estate
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Frontage on the San Gabriel River and 2,000 feet (610 meters) of Ronald W. Reagan Blvd. (Parmer Lane) frontage		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office Campus, Multifamily, Residential		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: Plan, design and engineering needed Pressure: Not applicable		Sewer - Size of Nearest Line: Plan, design and engineering needed
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 8 inch/20.3 cm		Pressure: Intermediate Pressure at Crystal Falls Pkwy., 2.5 miles/4 km to Ronald Reagan Blvd. and 4.2 miles/6.8 km to 313 K site	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Val Curl	Phone: (512) 789-5565	Facs: Not Applicable	Email: ValCurl-Broker@sbcglobal.net	Web Site: Not Applicable
Sales Price: \$3.1 million or \$.78 per square foot			Lease Price: Not Applicable	
Comments: Mixed-Use/Estate lot subdivision concept plan available; one-plus acre lots with Hill Country views along with addition 262 acres/106 hectares available.				